G.R.S. IX—9]

Previous reference
Mlq 5-17 SC 5
163-19 SC 1, 10, 15, 16, 20 (Mr)
" 142-19 SC 1-2
~~120-22 SC 2411~~
Later references
Mr 120-22 SC 2411

1922.

File No 6-8 22

Serial Nos 1—3

GENERAL AND REVENUE SECRETARIAT.

Serial Nos

Part B for April 23

SUBJECT

Loan for productive works for Mysore City Improvement Trust Bd

3 To. The Chairman, City Improvement Trust Board Mysore City
Mr. A. Comptroller
No. A 7067-9/A 16 4-23

Passes orders re the execution of productive works referred to

GENERAL AND REVENUE SECRETARIAT.

(Municipal)

NOTES.

File No. 58 22

Title Heading

Loan for productive works of the Mysore City Improvement Trust Board

Present, Mysore City Municipal Council

No. 93 Dated 20-2-23 Received 22-2-23

Diary No 4282	Enclos	Spare Copies	Serial No. 2

Brief Abstract of Letter

Submits copy of the resolution of the Municipal Council agreeing to raise a loan of Rs 1½ lakhs for extending and improving the Devaraj and Mandi markets

NOTES AND ORDERS

Sl. 1

From the Chairman Mysore City Improvement Trust Board No 60 dated 20th Feb 1922

States that it is not worth while for proceeding in for a further loan of Rs 1½ lakhs as the Municipal Council and Merchants have given

4253 2

G R. S III-2,

General and Revenue Secretariat | M File No. 58 of 19 C2.

Serial No

any advance Rs 2½ lakhs to the Trust Board and lend Rs 1½ lakhs to the Municipal Council for working out the first schemes prepared by the Trust Bd in the course of the next 3 years

Memo free

Govt Memo dated 22-4-22 (No L 6170 Z&M 13 & 22) Govt states that they would guarantee the principal and interest in respect of a loan to be floated for carrying out profitable works approved by Govt

2 The Mysore City Improvement Trust Board have prepared 15 schemes estimated to cost Rs 5,34,000 and out of these the Municipal Council have agreed to finance only two schemes costing Rs 2,02,000 and have resolved to raise a loan of Rs 1½ lakhs for improving Mandi extending the Devaraj and Mandi markets

3. The Chairman states that it is not worth while to raise a loan of Rs 1½ lakhs and requests Govt to advance to the Trust Bd Rs 2½ lakhs and grant a loan of Rs 1½ lakhs to the M.C.C

4. Submitted for orders

DS 24/2/23

2nd (1123) Rev Sec)

C&S 24/2/23

NOTE—Contn sheet.

G R. S. III-2,

4283

General and Reyenue Secretariat. | File No. 57 of 1923

Serial No

FINANCIAL SECRETARIAT 26 FEB 1923

REVENUE & JUDICIAL SECRETARIAT 3 MAR 1923

5 For remarks

(R Sent) 26/2/23

C&R 26.2.23

6) The case has not been considered by the Administrative Dept and the Finance Dept can not express any opinion before the former Dept specifies which of the proposals of the Chairman of the Trust Bd are supported by it

Mudl 3.3.23

Secret

C&R 9.3.23

7) The Chairman, Improvement Trust, Mysore, requests that a loan of 1½ lakhs may be given to the Municipal Council, Mysore, from State funds, for Carrying out Schemes 1 and 2 and that 2½ lakhs may be lent to the Trust Board for Carrying out Schemes 3, 4 and 5. He states that these loans can be repaid in twenty years with interest at 7 per cent per annum

short

G R. S. III 2,

General and Revenue Secretariat | File No. 67 of 1922

Serial No 91

Out of the four Schemes in question 1 & 2 are remunerative and have been approved by the Council Scheme no 3 will be remunerative only if the Chairman is able to get more than Rs 6 per square yard for the extent proposed to be converted into a new bazaar street The cost price of each square yard will be nearly Rs 6 and the Chairman expects to get at a sale Rs 8

9) Scheme no 4 — improvement of Pinlarpere road — is not likely to be remunerative

10) Scheme no 5 — opening a new Commercial street — is estimated to cost 2 1/4 lakhs and the income expected is Rs 25,000 per annum The scheme provides for the opening of a theatre and a hotel and 150 shops

11) Govt have not been asked to undertake any thing which may involve any money but if any State land is required for these purposes they have agreed to guarantee the repayment of the principal and interest of the Municipal loans

NOTE—Contn sheet

4283 15

G R S LII-2]

General and Revenue Secretariat

File No. 5 & of 19 22

Serial No

a loan
would raise and they that
the Schemes are remunerative
I do not think that
the Community could a lakhs
now
Dewan) W J 14/3/23

14/ As a result of inquiries the
Trust Board may
be asked upon what security
they propose to borrow
Mr. J
15/3/23

Fin. Secretary)

15/3. 15 3 23

13/ Of the five schemes put forward, three have not been approved by the Municipal Council The Trust Board, however, proposes that the schemes thrown out by the Municipal Council should be undertaken as part of the operations of the Board and for this purpose, the Board requests that a sum of Rs.2½ lakhs may be advanced to it by Government as a loan The schemes are all really in the interest of the Municipality and when that Body is not favour

S OFFICE.
MAR 24 1923

SECRETARIAT
15 MAR 1923
7C 1583-22

Note—Contn. sheet.

Serial No

favour of them the schemes should not be undertaken After all the Trust Board is a temporary body. The permanent interests of the City are the concern of the Municipality. Apart from this consideration there is the impossibility of Government finding the money in their present financial position for making an advance to the Trust Board to be expended on projects of doubtful paying capacity. Such advances will in the end, simply become additional grants to the Trust Board.

14 As regards the remaining two projects, conflicting proposals have been sent up by the President ox the City Municipal Council and the Chairman of the City Improvement Trust Board. What the Municipality has resolved to do is "floating the requisite loan not exceeding one and a half lakhs" In para 9 of his letter dated 20th February 1923 the Chairman of the Trust Board requests the Government "to lend the Municipal Council a sum of one and a half lakhs as reserve resolved upon by them". The Municipality have not asked for any loan from Government nor can we make such an advance now.

15 Of the two schemes, one is expected to cost Rs.1,75,000 and the other Rs.27,000. The second project -- improvement of the Mundi market -- is comparatively a small one and it is reasonable to expect

P U D.

Serial No

expect that it should be financed from the revenues of the Municipality. The anticipated income from this project it is stated, will give a return of nearly 8 per cent on the investment and the cost of the project itself is proposed to be repaid in a period of 18 years. A scheme costing only 27,000, expected on estimate, to yield about 8 per cent and to take 18 years for repayment cannot, by any means, be considered financially a promising project Such a work is eminently one to be carried out from the revenues of the Municipality. I do not, therefore, consider that the work relating to the improvement of the Mundy market can be financed from loan money or that it is advisable for Government to guarantee a loan raised for such work. The remaining scheme is the extension and ~~the~~ improvement of the Devaraj market. The proposal of the Municipality in respect of this scheme is that Government should pay for the cost of the whole acquisition of properties estimated at Rs.51,380 and that it would pay from the proposed, only for the works part of the project. It is on this condition that the Municipality has agreed to float a loan If this condition is accepted, it commits the Government to make an additional free grant of Rs.51,380 to the Trust Board for the acquisition of properties Besides, when a project is

Serial No

is put forward as a remunerative scheme, it is unfair to demand that part of the cost should be borne by a party who will have no share in the income from the investment. If the scheme is to be proceeded with at all, the whole amount required for the project including that for the acquisition of properties should be met from loan funds.

11. The Council resolution dated 30th March 1922 proposed to guarantee only the interest on the loan which might be taken by the Municipality. The order issued, however, went further than the intention and guaranteed the repayment of the principal in addition. In addition to these privileges, the Chairman of the Trust Board considers that t h Government have guaranteed to exempt the interest payable on the loan by the Municipality from Income-tax vide para 6 of his letter dated 20th February 1923. I have not been able to trace any authority for the statement that Government have offered to exempt interest payable upon the Municipal loan from income-tax.

P U D

17) The particulars given in regard to the Devaraja market scheme show that it has a fair chance of proving a paying work. As it is not possible for Government to advance money, the Municipality may be permitted to raise a loan for financing this scheme.

It

G R 3 III-4]

General and Revenue Secretariat | Ml. File No 52 of 1922

Serial No

It is necessary and desirable to accustom large Local Bodies like the two City Municipalities to raise loans for really remunerative works and build up their own credit in the money market. As any loan to be raised by the Municipality should be backed by the guarantee of Government, it is necessary to ensure that the interests of the guarantor are safe In this view, I would suggest that the Municipality may be required to put by every year from its normal revenues the amount required for the service of the loan and hold it at the disposal of the guarantor. If this condition is insisted upon, there is no ob objection to the Municipality raising a loan for this work. If the work proves to be as remunerative as it is expected to be, the arrangement of putting by Sums for the service of the loan from the annual revenues will not handicap the Municipality, as the ~~revenues~~ income expected from the new work will be a complete set off for the charge borne by the ordinary revenues.

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Rev Secy

Note—Contn. sheet.

L287

G R S III 2]

General and Revenue Secretariat | File No. 58 of 19 22

Serial No

OFF

Ref para 12
J Dolman 22/3/22

Papers submitted with the financial representations should be kept with accounts
4/2/4/23

Draft reply sent for approval.
AS 5/4/23 Rec'd
CAB 5/4/23
Fair draft put up 10/4/23
CAB 10/4/23

Fair draft sent
AS 11/4/23 Dolman
Draft is submitted
11/4/23
a/s/o
Jr. 4 4/12/4/23
Done CAB 12/4/23

S OFFICE.
APR 11 1923
No. 9444

NOTE—Contn sheet

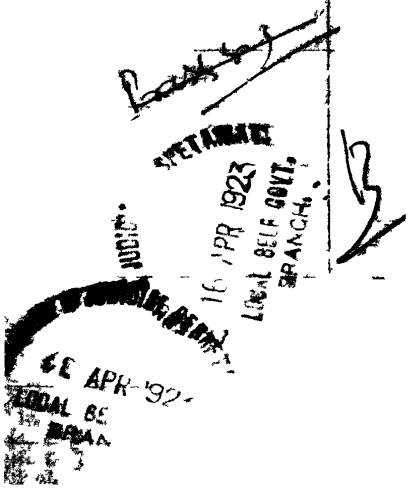
G R. S III-2]

4283

General and Revenue Secretariat | Jnl File No. ~~62~~ 58 of 1922

Serial No	
3	To The Chairman Adg- Supdt & Asst Surgeon. President, Adg- Medl Officer Comptroller to Govt No L 7067-9 & 16-6 21

Marks certain observations and states that it is not possible for the Govt to advance any money to the Board or even to guarantee any loan for the project and as regards the extension and improvement of the Devaraja Market, Govt will be prepared to permit the Municipal Council to raise a loan for financing the same subject to certain conditions and calls for the Council's resolution for issue of further orders.



NOTE—Contn sheet.

No 60
Enc

OFFICE OF THE CHAIRMAN,
CITY IMPROVEMENT TRUST BOARD, MYSORE
DATED 20th February 1923

Rl 58-22 — 1923-24

FROM

RAJASABHABHUSHANA, DIWAN BAHADUR,
C SRIKANTESVARA AIYAR, B A, B L,
CHAIRMAN, CITY IMPROVEMENT TRUST BOARD,
MYSORE

22 FEB 1923

To

T E.Jayarama Iyer, Esquire., B.A.,B.L.,
Secretary, to the Government of His Highness
the Maharaja of Mysore,
Revenue Department

SIR,

With reference to paragraph 4 of Government Proceedings No.L 6170-2/M1 134-21-2 dated the 22nd April 1922, regarding the raising of a loan for carrying out certain remunerative and productive works, I have the honour to state that the marginally noted five, Schemes, as per explanatory Notes and plans herein enclosed, amounting to Rs 5,36,000 were got up, in consideration of the actual needs of the City, and approved of by the Trust Board at their meeting held on 8th November 1922 — vide copy of Resolution No VII

		Rs
1.	Extension and Improvement of Devaraja Market	1,75,000
2	Improvement of the Mandi Market	27 000
3	Formation of a New Bazaar street or Tharagapet, 50' wide.	64,000
4	Improvement of the New Pindargeri Road from Seethavilasa Dharmasala to Vani Vilasa Road	45,000
5	Opening out a New Commercial Street 40' wide connecting Sayyaji Rao Road and Doddapet	2,25,000
	Total Rs	5,36,000

of that date

2 The second Scheme "Improvement of Mandi Market", is only a revised Scheme to suit the present circumstances of the one already sanctioned, and does not require acquisition of any fresh properties The other four Schemes involve the acquisition of certain properties as marked on their respective plans

3 For the fifth Scheme, "Opening out a new Commercial Street 40' wide, connecting Sayyaji Rao Road and Doddapet", 63 properties have to be acquired at a cost of Rs.1,15,000, and none of these properties being included in any of the Improvement Schemes already formula-ted by the Trust Board, they have to be declared by Government for acquisition before they can be operated upon

4 Under the other 3 Schemes, "Extension and improvement of Devaraja Market", "Formation of a New Bazaar Street or Thataagapet 50' wide" and "Improvement of the New Pindargeri Road from Seethavilasa Dharmasala to Vani Vilasa Road", 213 properties in all costing Rs 1,75,000 have to be acquired and demolished Of these, as many as 137 properties worth Rs 1,12,350 have already been included in different Improvement Schemes, and have long been notified by Government for acquisition, and only 76 properties have to be notified afresh for acquisition, which besides being in slums are comparatively insignificant, kutcha or insanitary, costing in the aggregate Rs 62,650 These three Schemes therefore, which are practically revised ones of the older sanctioned Schemes, were advisedly prepared as such in the hope

that the Trust Board would be early relieved of their burden and responsibility to the extent of acquiring and demolishing the said 137 properties worth Rs 1,12,350, and of quickly improving those areas, which still remain hot beds of disease and periodical epidemics and a menace to the surrounding improved localities, which but for these remunerative and productive Schemes, have to wait indefinately, if to be met out of the Board's slender resources financed from State funds only

5 All the aforementioned 5 Schemes were accordingly forwarded to the President of the City Municipal Council, Mysore, with a request that they might be placed before the Council and their sanction obtained for raising a loan of Rs 6 lacs, repayable within 20 years

6 The Municipal Council after several adjourned Meetings and protracted discussions, resolved in their Meetings dated the 2nd December 1922 and the 20th January 1923 that the two Schemes for Extensions and Improvements of Devaraja and Mandi Markets (estimated at about Rs 2 lacs) be approved, and that Government be requested to acquire the needful properties required for Dévaraja Market Scheme out of Trust Board Funds alone, the Municipal Council financing the Extensions and improvements specified in the Explanatory Notes regarding them by floating a requisite loan not exceeding Rs 1½ lacs This proposal of the Municipal Council virtually ignores the invitation to them to take advantage of the Statutory powers vested in them for finding requisite finance for beneficial remunerative works, undervalues the generous offer made to them by Government to guarantee interest free from income tax &c , and exhibits disconcertingly

a sad lack of appreciation of all the good resulting from the Board's operations, while asking to be allowed to enjoy the whole of the income derived from all the properties at the expense of the Trust Board In fact, the Municipal Council, by their very constitution and environments are unable to see eye to eye with the Trust Board, or to take such long and detached view of matters, owing to constraints of local or vested interests and various other causes, however insignificant or ephemeral, as a separate Board under the Special Regulation expressly created for the purpose

7 The other 3 Schemes were not approved Copies of their Resolutions herewith forwarded for information speak for themselves

8 Though the acquisition of properties required for the Extension and Improvement of the Devaraja Market does not in the least tell upon the finances of the Municipal Council, but can wholly be met out of the loan to be raised and repaid the Municipal Council have not appreciated the position of the Trust Board and the present financial stringency, and have not been aggreeable to afford them the expected relief appealed for in Government Proceedings noted in the margin The Commercial Street (Scheme No V) which will also become absolutely their own property, after the loan is repaid within a short period of 20 years, have likewise not met

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1. Government Order No 221-5/M1 51 14-63 dated 12th July 1915
2 Government Order No 5905-10/M1. 95-17-5 dated 20th April 1918
3 Government Order No.R 6522-5/ M1.142-19-1 dated the 11th December 1919
4 Government Order No R 8855-9/ M1 103-19-33 dated 6th February 1920
5 Government Order No.L 6170-2/ M1 134-21-2 dated the 22nd April 1922
6 Government Order No.L 4164-65/M1 120-22-11 dated the 2nd December 1922

with the approval of the Council

9. Under these circumstances, it does not seem desirable, or worth while going for a small loan of Rs. 1½ lacs only in the open market I would accordingly request that you may be so good as to move the Government to lend the Municipal Council a sum of Rs.1½ lacs as resolved upon by them, and to advance to the Trust Board at least another Rs. 2½ lacs to work up all the 5 Schemes in the course of next three years and keep such of the properties as are not covered by the Municipal loan as the properties of the Board's own, maintaining separate accounts for the same. Both these loans can together be repaid in full within 20 years with interest at 7 % per annum

I have the honour to be,

Sir,

Your most obedient servant,

Chairman

Proceedings of the 6th (Ordinary) meeting of the Board of Trustees for the improvement of the City of Mysore held at the Rangacharlu Memorial Hall on Wednesday the 6th November 1922 at 9 A M

Present

Rajasabhabhushana, Diwan Bahadur,

C Srikantesvara Aiyar, B A , B L , (Chairman)

1. Amin-Ul-Mulk Mirza Mahomed Ismail, Esquire B A
2 Dr J V Mascarenhas, M B.C M ,
3. B Basavaradhya, Esquire., B A , B L ,
4 K Dhanakotichetty, Esquire ,
5. Mahomed Jaffer Saheb, Esquire.,
6. Thuruvekere Basavaraje Urs, Esquire ,

Absent.

1. Dr H B Mylvaganam, F R.C S.,
2 Mahomed Sait, Esquire ,

VII Notes regarding five self-supporting Schemes to be financed by raising a loan, as per Government Order No.L 6170-2/ M1.134-21-2 dated the 22nd April 1922.

(1) Resolved that the following Schemes be approved—

1 Opening out a New Commercial street 40' wide connecting Sayyaji Rao Road and Doddapet

2. Extension and improvement of Devaraja Market

3 Formation of a new Bazaar street or Tharagapet 50' wide.

4 Improvement of the New Pindarageri Road from Seethavilasa Dharmasala to Vani Vilasa Road

5 Improvement of the Mandi Market

(2) Resolved also that the City Municipal Council be requested to take the necessary steps for raising a loan of rupees six lacs for the purpose.

x x x

"Copy

Sd C Srikantesvara Aiyar
Chairman

Chairman

Proceedings of the 14th (Special) meeting of the City Municipal Council, Mysore, held in the Rangacharlu Memorial Hall on Saturday the 2nd December 1922 at 3 P.M.

Present

Rajasabhabhushana Diwan Bahadur,

C. Srikanteswara Aiyar, B.A., B.L., President.

1. B Basavaradhya, Esq., B.A., B.L., Vice-President.
2. K. Dhanakotichetty, Esq.,
3 Y. Virupakshiah, Esq.,
4 Khan Saheb P. Pallonji, Esq.,
5. V. Thiruvengada Modaliyar, Esq.,
6. Mahomed Jaffer Saheb, Esq.,
7 E. Purushothamanandagiri Goswamy, Esq.,
8. C.M. Abdul Aziz Pasha, Esq.,
9. Srikantachar, Esq.,
10. M. Narayanaswamy, Esq.,
11. Dharmaprakasa D Banumiah, Esq.,
12 N. Setwaji Rao, Esq ,
13 Tippu Sultan Alli Khan, Esq.,
14. T.S. Siddapp, Esq , L.M & S.,
15. M.L. Vasudeviah, Esq ,
16 M.K. Madhava Rao, Powar, Esq
17. P.S. Anantha Rao, Esq.,
18. U R. Lingoji Rao, Esq ,
19 H Lingaraj Urs, Esq.,
20 Rev E.S Edwards, B.A ,

Absent.

1 S.P Rajagopalachari, Esq , B A., B.L.,
2. Mahomed Sait, Esq ,
3 .Rev.J Cochet
4 Charles Theobald, Esq.,
5. M. Madappa, Esq.,
6. Sowcar V Thimmiah, Esq.,
7. Settappa Siddappa, Esq ,
8. Lokaseva niratha Amble Anniah Pandit Esq.
9. B. Munivenkatappa, Esq.,

I. Letter No.29 dated 8th November 1922 from the Chairman City Improvement Trust Board Mysore forwarding detailed schemes in respect of five remunerative works and requesting to take the necessary steps to raise a loan of 6 lacs of rupees for the purpose.

After prolonged discussion and reading of the Government Proceedings regarding the suggestion to raise loan for remunerative works, it was resolved to consider each of the schemes on its own merits.

The 1st scheme so considered was about the extension and improvement of Devaraj Market estimated to cost Rs 1,75,000.

Resolved that this is a profitable good scheme and the Government be requested to acquire the needful properties out of Trust Board Grant, the Municipal Council financing the extensions and improvements specified in the explanatory Note by floating the requisite loan.

Mr.E. Purushothamanandagiri Goswamy asking for a poll the following Councillors were found for and against the resolution, one remaining neutral.

For	Against.
1.Mr K.Dhanakotichetty.	1 Mr E.Purushothamanandagiri-Goswamy.
2 " V.Thiruvengada Modaliyar.	2 " Y.Virupakshiah.
3. " Mahomed Jaffer Saheb.	3 Dharmaprakasa Mr.D.Banumiah.
4 " C.M.Abdul Aziz Pasha.	4.Mr.P.S.Anantha Rao.
5 " Sreekantachar.	5 " M Narayanaswamy
6 " N. Setwaji Rao.	6." M.K Madhava Rao, Powar.
7. " Tippu Sultan Alli Khan.	7." U R Lingoji Rao.
8 " T.S. Siddappa, L.M &S.,	
9 " M.L. Vasudeviah	Neutral.
10. " H. Lingaraj Urs.	Mr.B. Basavaradhya, B.A., B.L., Vice-President
11 Rev E.S Edwards, B.A.,	

Sd/- C Srikantesvara Aiyar
President.

" COPY "

Proceedings of the 16th (Special) meeting of the City Municipal Council, Mysore, held in the Rangacharlu Memorial Hall on Thursday the 21st December 1922 at 5 P.M.

Present.

Rajasabhabhushana Diwan Bahadur,

C. Srikantesvara Aiyar, B.A., B.L., President

1. S.P Rajagopalachari, Esq , B.A , B.L.,
2. Rev. J Cochet.,
3. Khan Sahab P. Pallonji, Esq.,
4. V. Thiruvengada Modaliyar, Esq.,
5 Mahomed Jaffer Saheb, Esq.,
6. E Purushothamanandagiri Goswamy, Esq.,
7. C.M. Abdul Aziz Pasha, Esq ,
8. Tippu Sultan Alli Khan, Esq.,
9. M.L Vasudeviah, Esq.,
10. Lokasevaniratha Amble Anniah Pandit, Esq.,
11. H. Lingaraj Urs, Esq.,
12. Rev. E.S. Edwards, B.A.,

Absent

1 B. Basavaradhya, Esq., B.A., B.L., Vice-President
2 Mahomed Sait, Esq.,
3. K Dhanakotichetty, Esq.,
4 Y. Virupakshiah, Esq ,
5 Charles Theobald, Esq.,
6 M Madappa, Esq.,
7. Srikantachar, Esq ,
8. M Narayanaswamy, Esq.,
9. Dharmaprakasa D. Banumiah, Esq ,
10. Sowcar V. Thimmiah, Esq.,
11. N Setwaji Rao, Esq.,
12. T.S Siddappa, Esq , L.M & S.,
13 M.K. Madhava Rao, Powar, Esq.,
14 Settappa Siddappa, Esq.,
15 B Munivenkatappa, Esq.,
16. B S Anantha Rao, Esq.,
17. U.R. Lingoji Rao, Esq.,

I. Further consideration of Trust Board letter No 29 dated 8th November 1922 for raising a loan for productive works (Deferred subject).

Resolved that although there is a quorum, the special meeting arranged for this day be adjourned to Saturday the 20th January 1923 at 5 P.M, in deference to the wishes of the signatories of the requisition that the meeting may be adjourned to some day after the 15th January 1923.

Sd/- C Srikantesvara Aiyar,
President.

" COPY "

Proceedings of the 17th (Special) meeting of the City Municipal Council, Mysore, held in the Rangacharlu Memorial Hall on Saturday the 20th January 1923 at 5 P.M.

Present.

Rajasabhabhushana Diwan Bahadur,

C Srikanteswara Aiyar, B A., B.L., President

1. B. Basaveradhya, Esq., B.A., B.L., Vice-President.
2 Mahomed Sait, Esq.,
3 K. Dhanakotichetty, Esq.,
4 Y. Virupakshiah, Esq ,
5 Rev J Cochet.,
6. V. Thiruvengada Modaliyar, Esq.,
7 Mahomed Jaffer Sahib, Esq.,
8 Charles Theobald, Esq.,
9. E Purushothamanandagiri Goswamy, Esq.,
10. M. Madappa, Esq.,
11. C.M. Abdul Aziz Pasha, Esq.,
12. M Narayana Swamy, Esq.,
13 Dharmaprakasa D Banumiah, Esq.,
14. Tippu Sultan Alli Khan, Esq ,
15 T.S. Siddappa, Esq , L.M & S ,
16 M.L. Vasudeviah, Esq.,
17 M.K. Madhava Rao, Powar, Esq.,
18. Lokasevaniratha Amble Anniah Pandit, Esq.,
19 B. Munivenkatappa, Esq.,
20 P.S. Anantha Rao, Esq.,
21. U.R. Lingoji Rao, Esq ,
22 H. Lingaraj Urs, Esq ,
23. Rev E.S Edwards, B A.,

Absent.

1. S.P Rajagopalachari, Esq., B.A., B.L.,
2 Khan Saheb P. Pallonji, Esq.,
3. Sreekantachari, Esq.,
4 Sowcar V. Thimmiah, Esq.,
5 N Setwaji Rao, Esq.,
6 Settappa Siddappa, Esq ,

I. Further consideration of Trust Board letter No.29 dated 8th November 1922 for raising a loan for productive works.

Mr.E. Purushothamanandagiri Goswamy said and Mr.Y. Virupakshiah seconded that the subject for raising the loan may be first considered.

Rev.E.S. Edwards suggested an amendment that in order to enable this Council to have all the facts before it, the two matters- (1) Loan (2) advisability of the various Schemes- be discussed generally without prejudice to one another, and that after the discussion of both matters, suitable proposition may be brought forward, excepting regarding Devaraj Market which has been decided upon.

Resolved that both the subjects- (1) Loan (2) Schemes- be discussed without prejudice to one another, suitable resolution being come to afterwards.

The improvement of Mandi Market was then discussed

Mr P S Anantha Rao thought that no loan was necessary for Mandi Market but that the Municipal Council might improve it gradually out of their current revenue. Mr.E. Purushothamanandagiri Goswamy also thought so and considered that the remunerative nature of the subject should be investigated.

Mr Mahomed Sait said that it was absolutely necessary to raise a loan and improve this Market, that it was a very remunerative work and it was also essential in the interest of Sanitation Messrs. Abdul Aziz Pasha Lokasevaniratha Amble Anniah Pandit, M.L. Vasudeviah, B Munivenkatappa, Mahomed Jaffer Saheb and K. Dhanakoti Chetty supported the same view.

Rev. E.S. Edwards said that after all what the

Government have done and are doing to improve the City, it would only be graceful if we did not hesitate to raise this small loan to facilitate further improvements.

After long discussion, it was resolved that the two Schemes for extensions and improvement of Devaraj Market (estimated at Rs.1,75,000) and of Mandi Market (estimated at Rs.25,000) be approved and that the Government be requested to acquire the needful properties out of Trust Board Funds, the Municipal Council financing the extensions and improvements specified in the explanatory Notes regarding these schemes by floating the requisite loan not exceeding 1¾ lacs.

Resolved also that the other 3 Schemes are not approved.

Sd/- C. Srikantesvara Aiyar,
President.

" COPY "

Proceedings of the 9th (Ordinary) meeting of the Board of Trustees for the improvement of the City of Mysore held at the Chairman's Office (Rangacharlu Memorial Hall) on Saturday the 10th February 1923 at 6-30 A.M.

Present

Rajasabhabhushana, Diwan Bahadur,

C Srikantesvara Aiyar, B A., B.L , (Chairman)

1. Dr J.V Mascarenhas, M B ,C M.,
2 Mahomed Jaffer Saheb,Esquire.,
3 Thuruvekere Basavaraja Urs,Esquire ,
4. Mahomed Sait,Esquire ,
5 K Dhanakotichetty,Esquire ,

Absent

1. Amin-Ul-Mulk Mirza Mahomed Ismail,Esquire , B A ,
2 Dr H.B Mylvaganam, F R C.S., etc
3. B. Basavaradhya, Esquire., B A., B.L.,

V Letter No.495 dated the 26th January 1923 from the President, City Municipal Council, Mysore, forwarding Municipal Council's Resolution No I dated the 20th January 1923 regarding certain remunerative works to be financed by floating a loan

Resolved that the Government be requested to sanction the following two revised schemes to be worked out by raising a loan as approved of by the Municipal Council—

1. Extensions and Improvement of
Devaraja Market estimated at Rs 1,75,000
2 Improvements to the Mandi
Market estimated at Rs 25,000
Total Rs. 2,00,000

x x x

Sd C Srikantesvara Aiyar,
Chairman

"Copy"

Chairman

NOTE

I On the Extension and Improvement of the Devaraj Market, Mysore.

Estimated amount Rs 1,75,000

The market is not self-contained and extensive enough The properties to the west of the Market required to be demolished for its extension are mostly ugly, dilapidated and ill-ventilated, and breed Plague Cholera, Tuberculosis etc , due to want of light and air and are a menace to Krishnarajendra Hospital and surroundings

33 properties in all are required, of which 20 estimated at Rs 20,500 have already been notified by Government for acquisition The displaced people will be accommodated with sites in New Idga and Narasimharaja Mohalla

NOTE.

On the Extension and improvement of the Devaraj Market.

The Devaraja Market, at present, is not only congested but is also not self-contained, as all the ordinary necessaries of life of the several classes of people cannot be had thereat. Besides, the existing mutton stalls are not sanitarily fitted up and are much exposed, in consequence of which crows and kites hover about causing much annoyance and distrubance. This prevents the shop-keepers from coming forward and occupying the stalls close by. The existing wants and defects are proposed to be met by extending the present Devaraja market to the west and suitably constructing the mutton stalls etc, in that direction. The present stalls can be altered for locating the evening bazaar for which there is great demand. As repeatedly urged for by the shop-keepers, the fruit and vegetable stalls will be partitioned with expanded metal frame work to suit the conveniences of the merchants. The construction of shops on the northern side of the market sanctioned long ago had to be deferred for want of funds, and this is now proposed to be taken up under this scheme. It is also proposed to erect a Mangalore tiled roof as shown in the plan, in the open space between the fruit and vegetable stalls, as protection against sun and rain.

2. To carry out all these improvements the small ugly and ill-ventilated properties to the west of the market most of which already stand notified for acquisition are proposed to be acquired to provide sites for Fish Market, and Mutton and offal stalls and shops and Hotels etc, for which there is very great demand.

3. Sundry appurtenances, such as latrine, cart-stand with sheds for shelter etc, will also be provided in the market area. The enclosed plan shows the details of the proposed extension

and lay-out, with refefence to the existing Market and Surroundings.

4. To the west of this proposed extension, the new Tharagapet will be located, so that the entire block will serve as a trade and Business centre.

5. The acquisition of the properties to be demolished is estimated to cost Rs.51,380, and the construction of new shops stalls, latrines, gateway etc, Rs.1,18,820. An abstract statement of expenditure under several heads is appended hereto.

6. Altogether, 103 new shops and stalls are proposed to be constructed for being let out. The anticipated income from these newly constructed and improved shops will be Rs.1,480 per month, the cart-stand at 4 annas per cart per day, will yield another Rs.375 per month, the total extra income will thus be Rs.1,856 per mensem or Rs.22,296 per annum. Particulars of anticipated revenue are furnished in the accompanying statement.

7. The total expenditure of the scheme being Rs.1,75,000 and the extra annual income due to improvements Rs.22,296 the return on the capital invested will nearly be 13 % per annum. Deducting 7 % or Rs.1,22,500 for interest to be paid on the loan, the balance of Rs.10,046 will be available immediately for liquidating the loan.

8. The estimated income of Rs.1,858 per month, is based upon rates slightly lower than those provailing for shops etc, at present in that area, and within the course of the next 4 or 5 years, as business expands, about 20 % more of the total annual income may be relied upon. This amount will also go towards the sinking fund, and the loan of Rs.1,75,000 set apart for working out this scheme, can be repaid in full-in 11 years

as detailed below.-

Number of years.	Capital. Rs.	Interest at 7 % Rs.	Balance. Rs.	Anticipated increase in rent after 5 years. Rs.	Sinking fund Rs.
1	2	3	4	5	6
1	1,75,000	-	-	-	-
2	1,75,000	12,250	10,046	-	10,046
3	1,64,954	11,547	10,750	-	10,750
4	1,54,204	10,794	11,502	-	11,502
5	1,42,702	9,989	12,307	-	12,307
6	1,30,395	9,128	13,168	5,669	18,837
7	1,11,558	7,809	14,487	5,669	20,156
8	91,402	6,398	15,898	5,669	21,567
9	69,835	4,888	17,408	5,669	23,077
10	46,758	3,273	19,023	5,669	24,692
11	22,066	1,545	20,751	5,669	26,420

Note:- The total income due to improvements is Rs.28,344 and the anticipated increase after 5 years at 20 % Rs.5,669.

9. In connection with this scheme for extending the Devaraja Market, the question of the Improvement of the contemplated Market Square has also to be considered. The total expenditure for the improvement of the Square is estimated at Rs.4,38,640, and the highest rent realisable is anticipated at Rs.1,500 which will work out at 4 %. As the money market has at present been costly, no loan can be raised, at interest less than 7 % per annum. Hence this scheme, is at present unworkable. The details concerning the project are given in the Note hereto appended.

Sd.C. Srikantesvara Aiyar,
Chairman.

Mysore.
1st September 1922.

NOTE.

On the Improvements to the Devaraja Market Square.

This scheme was proposed as a self supporting one, to be financed by raising a loan in the open market, the interest being guaranteed by Government.

2. Properties that will be effected for constructing new shops were proposed to be acquired at an estimated cost of Rs.2,96,400, and the construction of new shops was estimated at Rs.1,06,060. Both these estimates have received the general approval and sanction of Government.

3. According to the present market rates, the construction portion of the scheme amounts to Rs.1,42,040 and the total outlay to the involved will be Rs.4,38,440 even taking the estimated compensation amount does not vary. It was already reported that the scheme would only yield 3 % taking the rent realizable as Rs.1,120 per month. Although rents have enhanced since 1917 the date of original report in this matter, the highest rent that may be expected will be Rs.1,500 which works outto 4 per cent on the outlay estimated.

4. Considering the rate at which money will be advanced to us, say at 7 per cent, we will be working at a loss if this is taken up at present.

5. Besides, the construction of these new shops is more for beautifying the City, which may be deferred for some time longer, till financial sutiation becomes easier.

Mysore.
1st September 1922.

Sd.C. Srikantesvara Aiyar,
Chairman.

Estimate of the probable cost of extending the shops, constructing mutton stall, offal and fish stalls and also certain improvements for the existing stalls in Devaraja Market, Mysore.

Items.	Cost.	Remarks.
1. Extending the shops at northern side of Devaraja Market.	38,483	
2. Constructing new mutton, offal and fish stalls as per proposals.	12,895	
3. Roofing over the open space between the stalls and fixing venetian frames to the eastern and western sides of stalls as protection against sun and rain.	27,616	
4. Enclosing the stalls with expanded metal frame work three-sides only.	8,733	
5. Converting the present mutton stalls into shops for evening bazaar with expanded metal frame work.	2,483	
6. Forming a cart stand and putting up a shed for shelter etc.	1,664	
7. Main gate-way.	600	
8. Six seated latrines with flush arrangements and urinal. (urinals in 3 places.)	1,500	
9. Constructing row of shops to the cart stand etc.	20,136	
10. Unforeseen items and improvements to the existing shops inside the Market area.	9,490	
Total.	123,620	
11. Compensation amount for acquiring properties for extending the Market.	51,380	
Grand total.	1,75,000	

Sd. C. Srikanteswara Aiyar,
Chairman

Statement showing the probable extra income to be realized on extending and improving the Devaraja Market.

Items.	No of shops or stalls	Present rent	Increased rent.	Extra income in rent per month.	amount to be realized per month.	Total income per month.
1	2	3	4	5	6	7
1. New shop on the northern side.	25	"	"	15	375	375
2. Fruit stalls block No.I & 2	56	4	6	2	112	336
3. Vegetable stalls block No.3 & 4.	80	3½	5½	2	160	440
4. Increase of rent on 100 shops @ Rs.2 each due to improvement in Devaraj Market block.	100	"	2	2	200	200
5. New Mutton stalls	20	"	"	6	120	120
6. Evening bazaar and adjoining shops.	"	-	-	150	150	150
7. Offal stalls	13	"	"	2	26	26
8. Fish stalls.	20	"	"	2	40	40
9. Shops, Hotels etc, newly proposed to be constructed in the western portion by the side of the existing road inside the Market area	25	-	-	12	300	300
10. Income derived fran cart-stand, at 50 carts per day or 1,500 per month at annas 4 a cart per day.	1,500	"	"	4	375	375
		Total per month Rs.			1,858	2,362
		or per year "			22,296	28,344

Amount to be spent on extension and improvements to the Devaraja Market Rs.1,75,000, and the extra income is Rs.22,296. Income works out to nearly 13 % per annum.

Sd. C. Srikanteswara Aiyar

II

Note

On Improvements to the Mandi Market

Estimated amount Rs 27,000

It is in a very insanitary condition and is adding to the unhealthiness of the locality which is invariably visited by Plague and other epidemics and is hotbed of Tuberculosis

NOTE

On improvements to the Mandi Market.

The Market has now been serving as a Trade centre for the northern portion of the City and the inhabitants of Mandi and Lashkar Mohalla look to the Mandi Market for their ordinary commodities of life. Frequented as it is by a number of people every day, the Market has not been maintained in a sanitary condition, and is, in fact, being allowed to deteriorate day by day.

Present condition of the Market.

As this market is situated in a thickly populated locality where Plague and other epidemics generally make their first appearance in the City, it is very necessary that it should be improved and kept in a clean and tidy condition. The roofs of the several stalls are leaky, the walls are in some places damaged, the flooring all broken up, and the last and the most serious of all, proper drainage does not exist even form the free escape of storm water. If immediate attention is not paid to its repairs, some portions of the market may, it is feared, fall down and result in heavy loss.

2. So far back as in September 1917, sanction of Government had been obtained for improving the market at a cost of Rs.15,000 but for want of funds, the scheme was allowed to lie over. As the work cannot any longer be put off, it is proposed to work out the same as a self supporting scheme on the loan to be raised in the open Market.

3. The proposed improvements to the Market are:-

(1) <u>The Improvement of the frontage</u>- The building

Bldgs

at present does not put on an appearance worthy of a public Market. The frontage will therefore be suitably improved.

(ii) Provision stalls- At present the roof of this stall is of Arcot tiles requiring repairs in many places. In place of Arcot tiles, Mangalore tiled roofing will be adopted to avoid frequent repairs. As the stalls are exposed to sun and rain, a verandah 6' wide is proposed to be erected in front, as a protection against sun and rain.

(iii) Vegetable stalls- There are four stalls at present covered with zinc sheets supported on wooden props. These are all leaky and look very dirty and ugly, hardly serving the purpose for which they are intended. They will be dismantled and neat stalls covered with Mangalore tiled roofing and Cuddappa slab flooring using all available materials, will be erected. As the space is not enough, it is also proposed to add two more rows to the existing vegetable stalls.

(iv) Mutton, Fish and offal stalls- The roofing of these stalls are built of Bengal terrace. The scantlings are all bent and the whole roof is badly deteriorated, leaking in several places. It is proposed to dismantle the same and the whole roof reconstructed using all the available scantlings and other materials as far as possible. As the flooring is all badly cut up in several places, necessary provision is made for flooring the same with Cuddappa slabs over chunam concrete, pointed with cement.

(v) Suitable provision is also made for affecting proper drainage, road work and sundry works.

4. All these works are estimated to cost Rs.27,000 taking the present market rate of materials and labor into consideration, as per details given in the appended abstract statement. The extra anticipated income due to the improvements and additions to the Market is calculated at Rs.175 per month or Rs.2,100 per year(Vide accompanying statement.)

5. The total expenditure of the scheme being Rs.27,000 and the extra annual income Rs.2,100 per year, the return on the capital invested will be nearly 8 % Deducting 7 % or Rs.1,890 for interest to be paid on the loan, the balance of Rs.210 will be available immediately for repayment towards the loan.

6. The estimated extra monthly income of Rs.175 is based upon rates prevailing for similar shops in the locality, and as business expands, it is expected that within the course of the next 4 or 5 years, the income will increase by about 20 % more of the total annual income, which can also go towards the sinking fund. The loan of Rs.27,000 to be raised for this work can with the above yield be liquidated in full in 18 years as detailed below-

Number of years	Capital.	Interest at 7 %	Balance.	Anticipated increased in rent after 5 years.	Sinking fund.
1	2	3	4	5	6
	Rs	Rs.	Rs.	Rs.	Rs.
1	27,000	-	-	-	-
2	27,000	1,890	210	-	-
3	26,700	1,875	225	-	-
4	26,565	1,860	240	-	-
5	26,325	1,843	257	-	-
6	26,068	1,825	275	1,114	1,389

7.	24,579	1,728	372	1,114	1,486
8.	23,193	1,625	475	1,114	1,589
9.	21,604	1,512	585	1,114	1,702
10.	19,902	1,393	707	1,114	1,821
11.	18,081	1,266	834	1,114	1,948
12.	16,133	1,129	971	1,114	2,085
13.	14,048	983	1,117	1,114	2,231
14.	11,817	827	1,273	1,114	2,387
15.	9,430	660	1,440	1,114	2,554
16.	6,687	481	1,619	1,114	2,733
17.	4,143	290	1,810	1,114	2,924
18.	1,219	85	2,015	1,114	3,129

Note- The total income due to improvements is Rs.5,568 and the anticipated increase after 5 years at 20 % is Rs. ~~11,114~~ 1,114.

Mysore.
1st September 1922.

Sd. C Srikanteswara Aiyar,
Chairman.

General abstract for improving the Mandy Market at Mysore.

Serial No.	Items of work	Amount
		Rs.
1.	Improving the appearance of the entrance gate in the front of Market.	500
2.	Provision stalls as per detailed estimate.	12198
3.	Vegetable stalls.	9780
4.	Mutton, Fish and offal stalls.	3389
5.	Storm water drains and road and other sundry works.	695
	Total.	26,562
	Temporary establishment etc.,	438
	Grand total.	27,000

Sd C. Srikanteswara Aiyer,
Chairman

Statement showing the probable extra income to be realized by improving the Mandy Market.

Serial No.	Items	Number of shops or stalls.	Present rent.	Increased rent.	Extra income in rent per mensem	Probable extra rent per month.	Total income per month	Remarks.
1	2	3	4	5	6	7	8	9
		Rs	Rs A P	Rs	Rs A P	Rs	Rs	
1.	Front Provision stalls	14	5 0 0	8	3 0 0	42	112	
2	Shops at Benki Nawab Street side	2	4 0 0	6	2 0 0	4	12	
3	Do. Do	8	3 0 0	4	1 0 0	8	32	
4	Inside stalls	5	3 0 0	4	1 0 0	5	20	
5	Shops facing eastern side	3	1 0 0	2	1 0 0	3	6	
6.	Inside stalls	6	2 0 0	3	1 0 0	6	18	
7	Fish stalls.	6	0 10 0	1	0 6 0	2	6	
8	Do	6	"		1 0 0	6	6	
9	Mutton stalls.	26	2 0 0	3	1 0 0	26	78	
10.	Vegetable stalls, 6 rows	72 sellers	101 daily & vacant	150	49 0 0	49	150	
11	Stalls at east & west wings	12		2		24	24	
				Total per month		175	464	
				or per year		2,100	5,568	

Amount to be invested on improvements is Rs 27,000 and the extra income is Rs.2,100 which is nearly 8%

Sd/- C. Srikantesvara Aiyar,

Chairman

N O T E

III On the formation of a new bazaar street or Tharagapet 50' wide at a cost of Rs.59,000, adjoining Devaraj Market.

Estimated amount Rs 64,000

The object of the Bazaar street of Tharagupet is to centralise the trade activities and provide, in good time, for expansion of business

It involves the acquisition of 82 ugly unventilated and dilapidated properties of which 35 estimated at Rs 40,500 have already been notified by Government for acquisition. The displaced people will be accommodated with sites in New Idga Extension and Narasimharaja Mohalla.

N O T E.

On the formation of a new bazaar street or Tharagapet 50' wide at a cost of Rs.59,000, adjoining Devaraj Market.

At present, the grain trade is indiscriminately scattered over different parts of the City, the Santhapet, Sivarampet, Kandipet etc., The traffic on account of such scattered trade has not only been inconvenient but also a nuisance on important and busy thoroughfares. Besides, owing to the acquisition and clearance of properties in mercantile quarters merchants have to look out for other places, and the present situation is likely to grow worse, if measures are not promptly taken to control and centralise this trade in some important and central locality With such object in view, it is proposed to form a new Tharagapet by the side of the Devaraj Market (with a cart-stand nearby), by opening out a new road 50' wide connecting Sivarampet road and Siddappa Mutt street, to the south of sri Krishnarajendra Hospital, and allotting on either side of the road, sites for mandies in front with dwelling houses in the rear.

2. This scheme involves the acquisition of properties already notified for acquisition at a cost Rs 64,000 and the area that will become available for forming sites aggregates 9,535 sq yds In order to reduce the cost of acquisition, the materials of the properties to be acquired are proposed to be given away to the owners at 10% on the compensation amount, thereby reducing the cost to Rs 59,000, which in the first instance will be met from the loan to be raised and repaid by the sale of sites, for which there is pressing demand

3 The cost of the scheme, viz Rs 59,000 distributed over the area of 9,535 sq yds works out to nearly Rs.6

Mas

per square yard But taking into consideration the fact that sites on Sayaji Roa Ro d fetched Rs.8 per square yard, some 15 years back and considering the great demand that at present exists for mancies and that too in a Business locality there can be no doubt that sites in the proposed Tharagapet will sell for nothing less than Rs.8 per square yard Thus, Rs 76,680 at least may be realised against Rs.59,000, the actual cost of the scheme.

4. The surplus yield of Rs.17,680 will go towards reducing the cost of the Pinderageri Road Improvement Scheme in respect whereof a separate detailed report is drawn up for working it out on self-supporting basis.

5 As regards housing the people displaced from this New Tharagapet area, it is proposed to give them sites in Idga Extension and Narasimharaja Mohalla etc., where sites are readily available at moderate prices

Sd/- C Srikantesvara Aiyar,
Chairman.

Mysore.
1 t September 1922.

IV On the improvement of the New Pindargeri Road from Sithavilasa Dharmasala to Vani Vilas Road.

Estimated amount Rs 45,000

It is an important busy Road connecting Vani Vilasa Road and Chamaraja Road The locality continues to be a hot bed for epidemics of Plague, Cholera, Tuberculosis and is badly congested and built upon irregularly, and unless overcrowding is abated and insanitary, dilapidated and crumbling buildings removed, the surroundings and the healthier New Extensions such as Lakshmipuram and Seethavilasa Thope etc will get insanitary

98 properties have to be acquired of which 82, estimated at Rs 51,350 have already been declared by Government for acquisition. The displaced people will be accommodated with sites to the south of Cement houses in Chamundi Extension where dry lands in a healthy and elevated place have been acquired specially for the purpose at the special request of some of the residents themselves

NOTE.

the improvement of the New Pindargeri Road from Sithavilasa Dharmasala to Vani Vilasa Road.

The road is at present 30' wide, and on the western side of it decent buildings are springing up The houses towards the east are kutcha, small, ill-ventilated and ugly looking houses, which were long ago notified for acquisition by the Trust Board for removing congestion and insanitation This road is one of the main thorough-fares connecting Lakshmipuram Extension and the Chamaraja Road and is always busy, being in an important locality.

2 Though in the interests of sanitation and public safety, the improvement of this area by acquiring the properties on the eastern side of the road and relaying the land, has been realized as emergent, yet the work was deferred for want of funds But as the road is growing in importance day by day it is considered inexpendient to put off the improvements any longer, and is therefore proposed to be taken up as one of the self-supporting schemes out of the loan to be raised for such schemes.

3 The whole scheme including the widening of the road between Chamaraj and Vani Vilasa Roads to 40' with a foot path of 12' wide on the eastern side costs Rs.60,000 as per estimate hereto appended, and only 25 of this sum is proposed to be appropriated from State grant as the Trust Board's share of the responsibility to improve the City.

4. 98 properties in all have to be acquired, and the area that will become available for allotment into sites will be nearly 14,000 sq yds, out of which 11 sites as per dimensions noted in the appended statement can be formed. Deducting 25% or Rs.15,000 from the total cost, a sum of

Rs.45,000 will have to be recouped by the sale of sites. By acquiring the properties, the materials of the houses will vest with the Board, and the displaced people will be only too glad to take them back at 10% of the compensation amount to enable them to build new houses This will bring in Rs.6,000 and thereby reduce the cost of the self supporting portion of the scheme to Rs.39,000 This sum distributed over the area of 14,000 square yards available for site formation will work to about Rs.2-12-0 a sq yard at which rate, people will readily come forward to purchase sites in such an important locality

5. For accommodating the displaced people, it is proposed to acquire new lands to the south of the cement houses in Chamundi Extension. The cost of accuisition and laymout of the required area is estimated at Rs.4,000 If this sum is distributed to the 98 or say 100 families to be displaced, each family will have to pay only Rs.40 for a site which is much lower than the prevailing cost of sites in the locality. This sum of Rs 40 will be deducted out of the compensation payable to the parties, which will enable the acquisition and lay-out of the new lands simultaneously, so that the displaced people may readily go in for new sites and build houses with their own materials, and compensation amount.

Sd/- C Srikantesvara Aiyar

Mysore. Chairman

1st September 1922.

Statement showing the approximate area of the sites proposed to be formed along New Pindaragere Road after clearing the houses

Dimensions in feet.

Block No.	Site No.	East to West.	North to South	Area in Sq Yds.	Remarks.
69 B	1	170	90	1,700	
	2	160	90	1,600	
	3	130	81	1,170	
	4	120	81	1,080	
	5	120	90	1,200	
79.	6	120	90	1,200	
	7	120	80	1,066	
	8	120	80	1,066	
	9	120	80	1,066	
	10	120	80	1,066	
	11	120	108	1,440	
			Total	13,654 Sq.Yds.	

Sd/- C Srikantesvara Aiyar,
Chairman

Statement showing the amount required for the proposed improvement of the Pindarageri Road.

Serial No	Particulars	Amount	Remarks.
1	2	3	4
		Rs.	
1.	Compensation to be paid for the properties to be acquired	51,000	
2	Add 15% for compulsory nature of acquisition	7,650	
	Total Rs	58,650	
3	Charges for levelling and forming etc. L.S	1,350	
	Total Rs.	60,000	

NOTE - As the old materials of the houses are proposed to be sold to the owners, the dismantling work will be done by themselves. Hence, no amount is required for dismantling charges.

Sd/- C Srikantesvara Aiyar,
Chairman

V

Note on opening out a New Commercial Street 40 feet wide connecting Sayaji Rao Road and Doddapet at Mysore.

Estimated amount Rs 2,25,000.

The object of the Commercial street is to provide for shops and business quarters in a central locality which will not be possible later on, as the City expands

The scheme involves the acquisition of 63, properties, most of which are ugly, dilapidated and ill ventilated.

The displaced people would be accommodated in Idga Extension which is nearby

Self Supporting Scheme

Note on opening out a New Commercial Street 40 feet wide connecting Sayaji Rao Road and Doddapete, at Mysore

1. The City has undergone improvements in all directions and with its expansion very great difficulty is being felt for want of shops and business quarters at convenient centres, and so people are opening out new Handies and shops indiscriminately in so many unsitable and unauthorized places. To obviate this difficulty and facilitate business, it is proposed to open out a road 40 feet wide connecting the two main roads- Sayaji Rao Road and Doddapeta Road- now serving as trading centres and to build a number of shops there departmentally and rent them out for trading purposes

2 The cost of opening out this new road including acquisition of certain old properties is Rs.1,15,000 vide statement enclosed The number of such properties involved in the scheme is 60 houses Only the small and insanitary houses are proposed to be acquired as it is expected that the owners of the costlier houses will themselves build shops in conformity with the type designs The families displaced can conveniently be located in the New Idga Extension close by.

3. After using the land required for the shops, the bits of land remaining may be sold to the adjoining house owners, reserving some of the bigger plots for providing spaces for Cinemas, Hotels and the like, which, if offered, will be gladly taken up by the public for such purposes As especially the City is expanding, the influx of population is also increasing year after year and the shops will bring us a good revenue in the shape of rent.

4 The space to be acquired admits of 150 shops being built on both sides of the road, each measuring 10 X 15'

with a verandah in front at an average cost of Rs.400 each or 60,000 for 150 shops. A Theatre can also be built at a cost of Rs.50,000.

5. The total cost involved in the scheme will be Rs.2½ lacs of which Rs.1,15,000 will be for acquisition of houses and Rs 1,10,000 for the construction of shops and a Theatre Even at a rent of Rs.10 each, the revenue realized from 150 shops will be Rs.1,500 per month or Rs 18,000 per year, and from the Theatre about Rs.7,000 per year, or in all Rs.25,000 per annum.

6. This gives 11% return on the total outlay of Rs.2,25,000 and will be a fixed income from the Scheme This revenue, after 3 years, is likely to increase from 11 to 15% and more as the rental value of the shops will enhance by that time at least by 25% (i e. from Rs.10 to 12½ per shop) Out of the total realizations, Rs.15,750 may be paid towards interest, at 7% of the capital invested and the balance of Rs 9,250 would go to-wards the sinking fund for clearing the loan in 14 years.

7 The loan would be cleared at the end of 13 years, as shown in the following table calculated at simple interest for purposes of this preliminary estimate

Number years	Capital Rs	Interest at 7% Rs.	Balance Rs	Anticipated increase in rent after 3 years.	Sinking Fund Rs.
1	2,25,000			...	...
2	2,25,000	15,750	9,250		...
3	2,15,750	15,106	9,900		...
4	2,05,850	14,413	10,587	4,500	15,080
5	1,90,770	13,356	11,650	4,500	15,150
6	1,74,620	12,222	12,780	4,500	17,250
7	1,57,370	11,018	14,000	4,500	18,500
8	1,38,870	9,723	15,270	4,500	19,770
9	1,19,100	8,337	16,663	4,500	21,000
10	98,000	6,860	18,140	4,500	22,600
11	75,400	5,278	19,700	4,500	24,200
12	51,200	3,584	21,416	4,500	25,900
13	25,300	1,771	23,229	4,500	27,700

8. After the repayment of the loan by the end of the 13th year, the shops and the Theatre etc , worth 2¼ lacs of rupees ill be the assets of the Municipality yielding a fixed permanent revenue of Rs 28,000 per year which may partially be utilized for putting up the first floor over these shops as demand arises The upstairs can very well be rented out as office quarters for various business concerns and as reading rooms etc.

9. This scheme will further facilitate the easy acquisition of properties in commercial places such as Doddapete, Market S uare and Santhepete etc., where the contemplated improvements for abating insanitation and congestion have long been held up for lack of suitable accomodation. For, the displaced people would then readily accept the compensation and gladly shift to the New shops when they find them more convenient and suited for trade purposes, being also very near to Post Office and other important places.

10 If the proposed scheme is approved, details will be worked out and submitted for orders The block plan showing the proposed new road is also enclosed

Sd/- C. Srikanteswara Aiyar,
Chairman

Mysore.
1st September 1922.

Statement showing the amount required for the acquisition and demolition of the properties involved in the scheme.

No.	Items of work	Amount.
I.	Compensation for acquiring houses etc., for 'Road and shop sites'.	50,300
II	Do for a Public Site	4,500
III	Do for a Cenima Site	13,100
IV	Do for a Hotel.	8,500
	Total Rs.	86,400
	Add 15% for compulsary nature of acquisition	12,960
	Total Rs.	99,360
	Add 10% for dismantling, removing debris, forming etc.	9,936
	Total Rs	1,09,296
	Contingencies @ 5% and law charges etc	5,704
	Grand Total Rs.	1,15,000

Sd/- C Srikantesvara Aiyar,

Chairman.

Big Map

31669

No 93
Enc 3

OFFICE OF THE PRESIDENT,

CITY MUNICIPAL COUNCIL, MYSORE.

Dated 20th February 1923.

REV. DEPT
2 FEB 1923.

FROM,

RAJASABHABHUSHANA DIWAN BAHADUR,
C SRIKANTESVARA AIYAR B A B L,
PRESIDENT, CITY MUNICIPAL COUNCIL,
MYSORE

To,

Ms 58 -22- 2

T.E. Jayaram Iyer, Esq., B.A., B.L.,

Secretary to the Government of His Highness
the Maharaja of Mysore, (Revenue Department).

SIR,

In forwarding herewith copies of Resolutions of the Municipal Council Mysore City at their meetings held on the 2nd and 21st December 1922 and 20th January 1923 regarding raising a loan for certain remunerative works proposed by the Mysore City Improvement Trust Board, I have the honour to request that you may be so good as to place the matter before Government and obtain their orders and sanction for raising a loan of 1½ lacs of rupees for works connected with the extensions and improvements of Devaraja Market and Mandi Market approved of by the Council.

I have the honour to be,

Sir,

Your most obedient servant,

C Srikantesvara Aiyar

President.

Proceedings of the 16th (Special) meeting of the City Municipal Council, Mysore, held in the Rangacharlu Memorial Hall on Thursday the 21st December 1922 at 5 P.M.

Present.

Rajasabhabhushana Diwan Bahadur,

S. Srikantesvara Aiyar, B.A., B.L., President.

1. S.P. Rajagopalachari, Esq., B.A., B.L.,
2. Rev. J. Cochet.,
3. Khan Saheb P. Fallonji, Esq.,
4. V. Thiruvengada Modaliyar, Esq.,
5. Mahomed Jaffar Saheb, Esq.,
6. S. Purushothamanandagiri Goswamy, Esq.,
7. G.N. Abdul Aziz Sahib, Esq.,
8. Tippu Sultan Alli Khan, Esq.,
9. M.L. Vasudeviah, Esq.,
10. Lokasevaniratha Amble Anniah Pandit, Esq.,
11. H. Lingaraj Urs, Esq.,
12. Rev. S.S. Edwards, B.A.,

Absent.

1. D. Basaveradhya, Esq., B.A., B.L., Vice-President.
2. Mahomed Sait, Esq.,
3. K. Dhanakotichetty, Esq.,
4. Y. Virupakshiah, Esq.,
5. Charles Theobald, Esq.,
6. M. Madappa, Esq.,
7. Srikantachar, Esq.,
8. M. Narayanaswamy, Esq.,
9. Dharmaprakasa D. Bannaiah, Esq.,
10. Sowcar V. Thimmiah, Esq.,
11. N. Setwaji Rao, Esq.,
12. T.S. Siddappa, Esq., L.M & S.,
13. M.K. Madhava Rao, Powar, Esq.,
14. Settappa Siddappa, Esq.,
15. B. Munivenkatappa, Esq.,
16. P.S. Anantha Rao, Esq.,
17. V.R. Lingoji Rao, Esq.,

I. Further consideration of Trust Board letter No.29 dated 8th November 1922 for raising a loan for productive works (Referred subject

Resolved that although there is a quorum, the special meeting arranged for this day be adjourned to Saturday the 20th January 1923 at 5 P.M, in deference to the wishes of the signatories of the resolution that the meeting may be adjourned to some day after the 15th January 1923.

Sd/- S. Srikantesvara Aiyar,
President.

Preserve

1922

File No. 22-22

Serial Nos. 20 & 22

190

GENERAL AND REVENUE SECRETARIAT.

(mun)

Part A · Manuscript
B for Dec/1922

Serial Nos.

22

To, The President, City Municipal Board
The Commissioner
No. 4119-20/22 M.R.

Approves of the resolution of the municipal Council that the cost of the City improvement works be debited to the municipal Revenue heads and the City improvement in proportion to the value of the work executed under these heads

(1) R.S. 57

No 1141

214.

Office of the President,
City Municipal Council,
Bangalore, dated 2nd November 1922.

From

Ananda Rao Sirsi Esq., B.A.,LL.B.,
President, City Municipal Council
B a n g a l o r e.

L. 2317
6 NOV
GOVT
BRANCH

To

The Secretary to the Government of His Highness the Maharaja
of Mysore, Revenue Department,
B a n g a l o r e.

Sir,

Rl 22-22—20.

Adverting to para 4 of Government Proceedings No.L.818-20 Ml. 161-21-5 dated the 27th July 1922, directing that the question of debiting the total cost of the establishment sanctioned for carrying on the Bangalore City Improvement works in the aforesaid Government order to the Municipal revenues proper and the City Improvement funds in proportion to the value of work executed under these two separate heads might be considered by the Municipal Council, I have the honor to state that the question was considered by the Municipal Council at their meeting held on 14th October 1922 and they have concurred with the views of the Government and have resolved that the total cost of the establishment might be debited to the Municipal Revenues proper and the City Improvement funds in proportion to the value of work executed under these two heads A copy of the Council's resolution is herewith submitted for the information of Government.

2. Effect will be given to the Council's resolution from the beginning of the current official year.

I have the honor to be,
Sir,
Your most obedient servant,

President,
City Municipal Council,
Bangalore.

Proceedings of an ordinary general meeting of the City Municipal Council, Bangalore held in the Council chamber at 8 A.M. on Saturday the 14th October 1922.

P r e s e n t

1.Anandara Rao Sirsi Esq., B A.,LL.B. (President)

2 R. Abdur Rahmon Esq. B.A. (Honorary Vice President)

Councillors

1 Mr. B. Chinnaswami Chetty

2. " Myakala Mallaiya

3. " G. Siddaveerappa

4. " B V. Ramaswamy Chetty

5. " M. Subbaiya B A.

6. " Gopala[illegible]amy Iyer

7. " S. Venkat[illegible]ala Iyengar

8. " C Hayavadana Rao B A.,B.L.

9. " H. Krishnappa, B A

10. " H.V. Chandrasekharaiya, B.A ,LL.B.

11. " M. Raghavendra Rao

12. " P. Subbarama Chetty

13. " J R. Isaac B A.,M B.E.

14. " P Murugesam Pillai

15 " S Venkatarangs Iyengar

16. Rev.Mr. Throp B.A.

A b s e n t.

1. Mr. C.V Narasimha Iyengar B A.,B.L. — M J E Narasinga Rao

2 " W H Hanumanthappa — M.V.S Thimmagadasawmy Naidu

3. " B V. Krishniengar

4. " B.K Garudachar

5. " M. Ramachandra Rao Sindia

6. " B.Munibasappa

7. " [illegible] Adappa

8. " [illegible] Venkatarama Iyer B A.

9. Rao Sahob H. Channaich

10. [illegible] Abbas Khan.

XX XX XX

5 D. Consideration or the question or debiting the cost of the establishment sanctioned for the City Improvement works in G.O. No.L.818-20/Ml.161-21-5 dated 27th July 1922 to the Municipa Revenue proper and the City Improvement, in proportion to the valu of the work executed under these two heads.

Resolution -- Resolved that the cost of establi ment of the City Improvement works be debited to the Municipal Revenue proper and the City Improvement in proportion to the valu of the work executed under these two heads.

" E X T R A C T

President,
City Municipal Council
Bangalore

T.K.C.

G R S VI G 34]

SUBJECT

Diary No of letter replied to 2317

General and Revenue Secretariat

( )

, *the* 192

Date of issue 2/12/

Signed by

May this be

i Printed ?

ii treated as a standing order ?

iii published in the Gazette English Part ?

iv translated ?

v placed at the disposal of the press ?

vi published in the Gazette Kannada Part ?

Section

File No

Serial No

Proceedings of the Government of His Highness the Mahārāja of Mysore

Read—

Annexure 6

2 Letter No. 1641 C. F/9 dtd
12th Nov. 1920 from the President
Bangalore City Municipal Council
enclosing a copy of the re-
solution of the Municipal Council
agreeing not to the proposal of the Govt. as regard the debar of
the cost in question
Payment of the Municipality in question
for an extablishment charges
for an early improvement in G. O.
No. 2nd July 1919 requesting
the stating that effect will
be given to the Council's resolu-
tion from the beginning of
the current official year.

Order on Letter 4119-20

The recommendation of the
Council is approved
to be given effect from the
1st April 1920 as recommended by
Government.

By Order
Rao Sahib
11/11/20
President Bangalore City
Municipal Council
Bangalore.

List of enclosures

Copied by

Examined by

WD 1933—GPE—1,000,09—21 12-21